

|                                     |                       |
|-------------------------------------|-----------------------|
| IN RE: PETITION FOR SPECIAL HEARING | * BEFORE THE          |
| N/S North River Drive 39.47 ft.     |                       |
| E of c/l Yale Road                  | * ZONING COMMISSIONER |
| 6912 North River Drive              |                       |
| 15th Election District              | * OF BALTIMORE COUNTY |
| 5th Councilmanic District           |                       |
| Joseph W. McGraw, Jr., et ux        | * Case No. 96-22-SPH  |
| Petitioners                         |                       |

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing filed, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), Section 517.1 of the Building Code and Section 26-670(2)(3) of the Baltimore County Code. The Petition is filed by Joseph W. McGraw, Jr. and Marlene R. McGraw, his wife, owners of the subject property known as 6912 North River Drive. Approval is requested of this Zoning Commissioner to maintain the first floor elevation of an existing dwelling of 10.35 ft. and a proposed addition thereto (including a garage). Existing standards require a first floor elevation of 11.20 ft.

Appearing at the requisite public hearing held for this case was Joseph W. McGraw, Jr., property owner. There were no Protestants, interested persons, or representatives of any County agency present.

Mr. McGraw testified that he is a professional land surveyor and owns the subject property. He produced a site plan (Petitioners' Exhibit No. 1) which depicts the subject property and area. That site plan shows that the subject site is approximately .43 acres in area and is zoned D.R.5.5. This is a waterfront property which abuts Byrd River in eastern Baltimore County. Apparently, Mr. McGraw has resided thereon for three years. Presently, the site is improved with an existing framed single family dwelling, a wood deck, an existing brick patio located on the waterfront side of the property, and an above ground pool and small storage shed.

ORDER RECEIVED FOR FILING

Date

By

8/29/95  
*M. McGraw*

MICROFILMED

Mr. McGraw testified that the house is quite small and additional living space is required for him and his family. Thus, an addition to the dwelling is proposed. As shown on the site plan, the addition will be on three sides of the house. In addition to more living area, an attached garage is also proposed. All setbacks are being maintained from property lines and no zoning relief is required, per se, in order to construct the addition.

Mr. McGraw also testified that the house was existing when he purchased the property. He believed that the previous owner had constructed the dwelling, after a fire had severely damaged an older dwelling that had existed on the property for many years. The first floor elevation of the existing dwelling is 10.35 ft. This is less than required standards from the Department of Public Works (DPW) which mandates a first floor elevation of 11.20 ft. The elevation is required due to the property's proximity to the Byrd River and adjacent tidal and non-tidal wetlands.

Mr. McGraw indicated that strict compliance with the regulation would prevent a significant hardship. Obviously, the existing dwelling is not in compliance, and an addition to any room would mandate installation of a step to increase the elevation as required. Obviously, such construction is improper and illogical and would severely undermine the architectural flow and practical use of the house.

Zoning Plans Advisory Committee (ZAC) comments were also received on this request. The Department of Environmental Protection and Resource Management (DEPRM) suggests compliance with the conditions attached to the administrative variance granted by that agency from Chesapeake Bay Critical Area requirements. The Petitioner produced a copy of DEPRM's variance grant under cover of a letter from J. James Dieter, then Director of

ORDER RECEIVED FOR FILING

Date

By

DEPRM, dated May 1, 1995. I will condition the grant of the relief provided in this case to compliance with DEPRM's recommendations.

The Office of Planning and Zoning's comment defers to the Department of Public Works (DPW). DPW does not render an opinion on the merits of the request, per se, noting only that the department's requirement as to the required elevation.

Based on the testimony and evidence presented, I am persuaded that the special hearing relief which has been requested should be approved. To require the Petitioner to comply with the regulation is both illogical and impractical. To require the addition to be razed to a greater elevation than the floor level of the existing house makes no sense. Conditioned upon compliance with DEPRM's recommendation, the grant of the relief will not detrimentally affect the surrounding properties or resources and will provide the property owner with reasonable relief.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29<sup>th</sup> day of August, 1995 that, pursuant to the Petition for Special Hearing, approval to maintain the first floor elevation of an existing dwelling of 10.35 ft. and a proposed addition thereto (including a garage), pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), Section 517.1 of the Building Code and Section 26-670(2)(3) of the Baltimore County Code, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

ORDER RECEIVED FOR FILING

Date

By

8/29/95  
M. Gorch

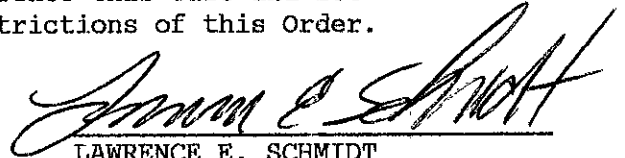
reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC) are adopted in their entirety and made a part of this Order.

3. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property, including the interior of all buildings thereon, to ensure compliance with this Order.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LJS:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

August 25, 1995

Mr. and Mrs. Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, Maryland 21220

RE: Petition for Special Hearing  
Joseph W. McGraw, Jr., et ux, Petitioners  
Case No. 96-22-SPH  
Property: 6912 North River Drive

Dear Mr. and Mrs. McGraw:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
att.

MICROFILMED





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

#6912 North River Drive

which is presently zoned

D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 500.6, BCZR; 517.1, Bldg. Code & 26-670(2)(3), BCC

To maintain the first floor elevation of 10.35 ft. in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20' requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

Joseph W. McGraw, Jr.

(Type or Print Name)

Signature

Marlene R. McGraw

(Type or Print Name)

Signature

6912 North River Drive

Address

Phone No.

Baltimore, Maryland 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Joseph W. McGraw, Jr.

Name

(410) 335-3352 H-I

6912 North River Drive

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: R.T. DATE 7-18-95



INFORMED

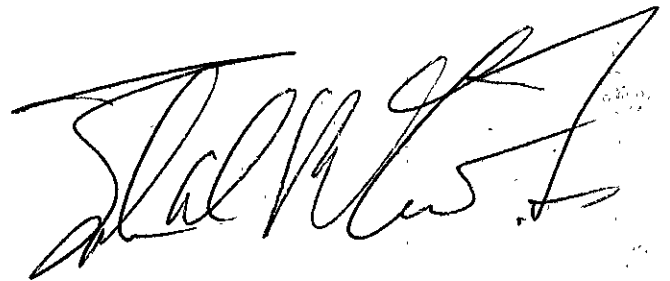
ITEM# 19

ITEM# 19

96-22-SPH

Zoning Description for #6912 North River Drive  
Election District 15 Councilmanic District 5

Beginning at a point on the north side of North River Drive which is 30 ft. wide at a distance of 39.47 ft. east of the centerline of the nearest improved intersecting street, Yale Road, which is 40 ft. wide. Thence running S76° 47' 30"W 100 ft., N03° 09'W 198.02 ft., Easterly 98.76 ft., and S03° 09'E 184.20 ft. to the place of beginning as recorded in deed liber 9313, folio 422.



# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118 of the County Office Building, 118 W. Church Street, Towson, Maryland 21204 as follows:

21204 W. Church Street, Old Courthouse, 118, Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-22-SPH  
(Item 19)

6912 North River Road  
N/S North River Road,  
39.47' E of N. Yale Road  
15th Election District  
5th Councilmanic  
Legal Owner(s):

Joseph W. McGraw, Jr.  
and Marlene R. McGraw  
Hearing: Monday,  
August 21, 1995 at 10:00  
a.m. in Rm. 118, Old  
Courthouse.

Special Hearing to maintain  
the first floor elevation of 10.36  
feet in the existing dwelling and  
the proposed addition (including  
garage) in lieu of the  
11.20-foot requirement.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handi-  
capped Accessible for special ac-  
commodations. Please Call  
887-3353.

(2) For information concern-  
ing the file and/or hearing, please  
call 887-3391.  
8/089 Aug. 3

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Aug. 4, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Aug. 3, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

Publisher



Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 19  
Petitioner: JOSEPH W. MCGRAW, JR & MARLENE R. MCGRAW  
Location: 6912 NORTH RIVER DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOSEPH W. MCGRAW, JR.  
ADDRESS: 6912 NORTH RIVER DRIVE  
BALTIMORE, MD. 21220  
PHONE NUMBER: (410) 335-3352 H  
(410) 444-8848 W

RECEIVED

AJ:ggs

(Revised 04/09/93)



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

1TF-4 # 19

No.

003643

96-22-SPH

DATE July 18, 1995 ACCOUNT R-001-6150  
030 - SPH (Reg.) \$ 50.00  
050 - SIGN \$ 35.00  
AMOUNT \$ 85.00  
TOTAL \$ 85.00

RECEIVED FROM: Joseph McGraw  
# 6912 North River Dr, (LOCATION)

FOR: \_\_\_\_\_

By: R.T. 03A03#0275MICHRC \$85.00  
BA C009:45AM07-18-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

TO: PUTUXENT PUBLISHING COMPANY  
August 3, 1995 Issue - Jeffersonian

Please forward billing to:

Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, MD 21220  
335-3352

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-22-SPH (Item 19)  
6912 North River Road  
N/S North River Road, 39.47' E of c/l Yale Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Joseph W. McGraw, Jr. and Marlene R. McGraw  
HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to maintain the first floor elevation of 10.35 feet in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20-foot requirement.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

July 31, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-22-SPH (Item 19)  
6912 North River Road  
N/S North River Road, 39.47' E of c/l Yale Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Joseph W. McGraw, Jr. and Marlene R. McGraw  
HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to maintain the first floor elevation of 10.35 feet in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20-foot requirement.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, stylized "J" and "A".

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: Joseph and Marlene McGraw

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

887-3610

August 8, 1995

Mr. and Mrs. Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, Maryland 21220

RE: Item No.: 19  
Case No.: 96-22-X SPH  
Petitioner: J. W. McGraw, et ux

Dear Mr. and Mrs. McGraw:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 18, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-72-SPH

District 15th Date of Posting 8/17/95

Posted for: Special Hearing

Petitioner: Joseph & Marlene McGraw

Location of property: 6912 N. River Rd

Location of Signs: Facing road way, on property being zoned

Remarks: \_\_\_\_\_

Posted by MMH Date of return: 8/18/95  
Signature

Number of Signs: 1



RECEIVED









IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
N/S North River Drive 39.47 ft. \* ZONING COMMISSIONER  
E of c/l Yale Road \* OF BALTIMORE COUNTY  
6912 North River Drive \* Case No. 96-22-SPH  
15th Election District \*  
5th Councilmanic District \*  
Joseph W. McGraw, Jr., et ux  
Petitioners \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing filed, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), Section 517.1 of the Building Code and Section 26-670(2)(3) of the Baltimore County Code. The Petition is filed by Joseph W. McGraw, Jr. and Marlene R. McGraw, his wife, owners of the subject property known as 6912 North River Drive. Approval is requested of this Zoning Commissioner to maintain the first floor elevation of an existing dwelling of 10.35 ft. and a proposed addition thereto (including a garage). Existing standards require a first floor elevation of 11.20 ft.

Appearing at the requisite public hearing held for this case was Joseph W. McGraw, Jr., property owner. There were no Protestants, interested persons, or representatives of any County agency present.

Mr. McGraw testified that he is a professional land surveyor and owns the subject property. He produced a site plan (Petitioners' Exhibit No. 1) which depicts the subject property and area. That site plan shows that the subject site is approximately .43 acres in area and is zoned D.R.5.5. This is a waterfront property which abuts Byrd River in eastern Baltimore County. Apparently, Mr. McGraw has resided thereon for three years. Presently, the site is improved with an existing framed single family dwelling, a wood deck, an existing brick patio located on the waterfront side of the property, and an above ground pool and small storage shed.

Mr. McGraw testified that the house is quite small and additional living space is required for him and his family. Thus, an addition to the dwelling is proposed. As shown on the site plan, the addition will be on three sides of the house. In addition to more living area, an attached garage is also proposed. All setbacks are being maintained from property lines and no zoning relief is required, per se, in order to construct the addition.

Mr. McGraw also testified that the house was existing when he purchased the property. He believed that the previous owner had constructed the dwelling, after a fire had severely damaged an older dwelling that had existed on the property for many years. The first floor elevation of the existing dwelling is 10.35 ft. This is less than required standards from the Department of Public Works (DPW) which mandates a first floor elevation of 11.20 ft. The elevation is required due to the property's proximity to the Byrd River and adjacent tidal and non-tidal wetlands.

Mr. McGraw indicated that strict compliance with the regulation would prevent a significant hardship. Obviously, the existing dwelling is not in compliance, and an addition to any room would mandate installation of a step to increase the elevation as required. Obviously, such construction is improper and illogical and would severely undermine the architectural flow and practical use of the house.

Zoning Plans Advisory Committee (ZAC) comments were also received on this request. The Department of Environmental Protection and Resource Management (DEPRM) suggests compliance with the conditions attached to the administrative variance granted by that agency from Chesapeake Bay Critical Area requirements. The Petitioner produced a copy of DEPRM's variance grant under cover of a letter from J. James Dieter, then Director of

DEPRM, dated May 1, 1995. I will condition the grant of the relief provided in this case to compliance with DEPRM's recommendations.

The Office of Planning and Zoning's comment defers to the Department of Public Works (DPW). DPW does not render an opinion on the merits of the request, per se, noting only that the department's requirement as to the required elevation.

Based on the testimony and evidence presented, I am persuaded that the special hearing relief which has been requested should be approved. To require the Petitioner to comply with the regulation is both illogical and impractical. To require the addition to be razed to a greater elevation than the floor level of the existing house makes no sense. Conditioned upon compliance with DEPRM's recommendation, the grant of the relief will not detrimentally affect the surrounding properties or resources and will provide the property owner with reasonable relief.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of August, 1995 that, pursuant to the Petition for Special Hearing, approval to maintain the first floor elevation of an existing dwelling of 10.35 ft. and a proposed addition thereto (including a garage), pursuant to Section 500.6 of the Baltimore County Zoning Regulations (BCZR), Section 517.1 of the Building Code and Section 26-670(2)(3) of the Baltimore County Code, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC) are adopted in their entirety and made a part of this Order.

3. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

4. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property, including the interior of all buildings thereon, to ensure compliance with this Order.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
Date 8/29/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/29/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/29/95  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/29/95  
By [Signature]

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

August 25, 1995

(410) 887-4386

Mr. and Mrs. Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, Maryland 21220

RE: Petition for Special Hearing  
Joseph W. McGraw, Jr., et ux, Petitioners  
Case No. 96-22-SPH  
Property: 6912 North River Drive

Dear Mr. and Mrs. McGraw:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,  
LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmn  
att.

## CRITICAL Petition for Special Hearing 96-22-SPH to the Zoning Commissioner of Baltimore County for the property located at #6912 North River Drive which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 500.6, BCZR; 517.1, Bldg. Code & 26-670(2)(3), BCC.

To maintain the first floor elevation of 10.35 ft. in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20' requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zipcode  
Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, Maryland 21220  
City State Zipcode  
Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, Maryland 21220  
City State Zipcode

ESTIMATED LENGTH OF HEARINGS  
the following dates: \_\_\_\_\_ Next Two Months  
ALL OTHER  
REMOVED BY: R.T. DATE: 7-18-95

ITEM# 19

Zoning Description for #6912 North River Drive  
Election District 15 Councilmanic District 5

Beginning at a point on the north side of North River Drive which is 30 ft. wide at a distance of 39.47 ft. east of the centerline of the nearest improved intersecting street, Yale Road, which is 40 ft. wide. Thence running S76° 47' 30"W 100 ft., N03° 09'W 198.02 ft., Easterly 98.76 ft., and S03° 09'E 184.20 ft. to the place of beginning as recorded in deed liber 9313, folio 422.

ITEM# 19  
96-22-SPH

[Signature]

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 8/29/95  
Posted for: Special Hearing  
Petitioner: Joseph W. McGraw, Jr. et ux  
Location of property: 6912 N. River Dr.  
Location of Sign: Property, on a family, long fence  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 8/30/95  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug 4, 1995  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 4 successive weeks, the first publication appearing on Aug 3, 1995

THE JEFFERSONIAN,  
A. HENNINGSON  
LEGAL AD. - TOWSON  
Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and the Code of Baltimore County, will hold a public hearing on the proposed petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 500.6, BCZR; 517.1, Bldg. Code & 26-670(2)(3), BCC.  
Case: 96-22-SPH  
Item: 19  
6912 North River Drive  
N/S North River Drive  
E of c/l Yale Road  
15th Election District  
5th Councilmanic District  
Legal Owner(s):  
Joseph W. McGraw, Jr. and Marlene R. McGraw  
Hearing: Monday, August 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.  
Special Hearing to maintain the first floor elevation of 10.35 feet in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20-foot requirement.  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
Baltimore County  
NOTES: (1) Hearings are held on Wednesdays, 8:00 a.m. to 5:00 p.m. (2) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (3) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (4) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (5) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (6) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (7) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (8) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. (9) Petitioners are responsible for providing a copy of the petition to the Planning and Zoning Department. 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BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: July 18, 1995 ACCOUNT: R-001-6150  
030 - SPH (100) \$ 50.00  
050 - SIGN \$ 35.00  
TOTAL \$ 85.00

RECEIVED FROM: Joseph McGraw  
# 6912 North River Dr. (LOCATION)

FOR: BAI R.T. BA COU945AM07-18-95 \$85.00

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

**ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES**

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 19  
Petitioner: JOSEPH W. MCGRAW, JR. & MARLENE R. MCGRAW  
Location: 6912 NORTH RIVER DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOSEPH W. MCGRAW, JR.  
ADDRESS: 6912 NORTH RIVER DRIVE  
BALTIMORE, MD. 21220  
PHONE NUMBER: (410) 335-3352 H  
(410) 444-8848 W

AJ:gg5 (Revised 04/09/93)

TO: PUTNEM PUBLISHING COMPANY  
August 3, 1995 Issue - Jeffersonian

Please forward billing to:

Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, MD 21220  
335-3352

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-22-SPH (Item 19)  
6912 North River Road  
N/S North River Road, 39.47' E of c/l Yale Road  
15th Election District - 5th Councilmanic  
Legal Owner(s): Joseph W. McGraw, Jr. and Marlene R. McGraw  
HEARING: MONDAY, AUGUST 21, 1995 at 10:00 a.m. in Room 118, Old Courthouse.

Special Hearing to maintain the first floor elevation of 10.35 feet in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20-foot requirement.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

July 31, 1995

**NOTICE OF HEARING**

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Special Hearing to maintain the first floor elevation of 10.35 feet in the existing dwelling and the proposed addition (including garage) in lieu of the 11.20-foot requirement.

Arnold Jablon  
Director  
Department of Permits and Development Management

cc: Joseph and Marlene McGraw

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Department of Permits and Licenses

111 West Chesapeake Avenue  
Towson, MD 21204 887-3610

August 8, 1995

Mr. and Mrs. Joseph W. McGraw, Jr.  
6912 North River Drive  
Baltimore, Maryland 21220

RE: Item No.: 19  
Case No.: 96-22-K SPH  
Petitioner: J. W. McGraw, et ux

Dear Mr. and Mrs. McGraw:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 18, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM DATE: August 3, 1995

FROM: Pat Keller, Director, OPZ

SUBJECT: 6912 North River Drive

INFORMATION:

Item Number: 19  
Petitioner: McGraw Property  
Property Size: \_\_\_\_\_  
Zoning: DR-5.5  
Requested Action: Special Hearing  
Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The applicant requests a Special Hearing which seeks approval to maintain the first floor elevation of 10.35 ft. for the existing dwelling and the proposed addition in lieu of the 11.20 ft. requirement.

Based upon a review of the information provided, staff defers to the position of DEPM in this matter.

Prepared by: Jeffrey W. Long  
Division Chief: Caryl Kerns  
PK/JL

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 7, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plan Review Division

RE: Zoning Advisory Committee Meeting  
for August 7, 1995  
Item No. 019

The Development Plan Review Division has reviewed the subject zoning item. In all cases the lowest floor of any building must be elevated 1 foot above the 100-year frequency tidal elevation as defined by the Federal Emergency Management Agency's Flood Insurance Administration's Flood Insurance Study.

PWB:ew

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 07/31/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW  
LOCATION: DISTRIBUTION MEETING OF JULY 31, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 27.

RECEIVED  
AUG 1 1995  
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881. MS-1102F





Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 619 (KT)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

August 8, 1995

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #19 - McGraw Property  
6912 North River Drive  
Zoning Advisory Committee Meeting of July 31, 1995

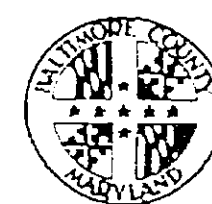
The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the conditions of the Chesapeake Bay Critical Area administrative variance granted by this Department on July 14, 1995

JLP:GS:sp

MCGRAW/DEPRM/TXTSBP



Baltimore County  
Department of Environmental Protection  
and Resource Management

Office of the Director  
401 Bosley Avenue, Suite 416  
Towson, Maryland 21204  
(410) 887-3733  
Fax: (410) 887-4804

May 1, 1995

Mr. and Mrs. Joseph McGraw  
6912 North River Drive  
Baltimore, Maryland 21220

Re: 6912 North River Drive  
Critical Area Administrative Variance

Dear Mr. and Mrs. McGraw:

The Department of Environmental Protection and Resource Management (DEPRM) has received your variance request to construct a 1,584 square foot addition and second story addition in the 100 foot tidal buffer to Bird River. The Director of DEPRM may grant a variance to the Chesapeake Bay Critical Area regulations in accordance with regulations adopted by the Critical Area Commission concerning variances as set forth in COMAR 27.01.11. There are five (5) criteria listed in COMAR 27.01.11 that shall be used to evaluate the variance request. All five of the criteria must be met in order to approve the variance.

The first criterion requires that special conditions exist that are peculiar to the land or structure, and that literal enforcement of the regulations would result in unwarranted hardship. The size and shape of the lot in relation to the location of the tidal waters as well as the fact that the proposed buffer disturbance is an addition to an existing house create special conditions such that literal enforcement of the regulations would result in unwarranted hardship.

The second criterion requires that a literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area. Variance requests involving similar structures and circumstances have previously been granted by this Department. Therefore, literal enforcement of the regulations (i.e., variance denial) would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area.

The third criterion requires that granting of a variance will not confer upon an applicant any special privilege that would be denied to other lands or structures within the Critical Area. As previously stated, similar lands and structures which have been the subject of similar variance requests were granted their respective variances. Therefore, granting this variance will not confer upon you any special privilege that would be denied to other, similar properties.

05/02/1995 15:00

14108873804

BALTIMORE

PAGE 02

Mr. and Mrs. Joseph McGraw  
May 1, 1995  
Page 3

5. A revised plot plan incorporating conditions 2 through 4 above as well as the enclosed note regarding buffer disturbance must be submitted to this Department prior to final variance approval.

Please sign the statement below and then return a copy of the Certificate of Publication, the revised plot plan, and the letter to this Department C/O Ms. Patricia M. Farr of Environmental Impact Review. Failure to return a signed copy of this letter and the other two items may result in delays in processing of permits or other development plans for the subject property, and/or may render this variance null and void.

If you have questions regarding this project, please contact Mr. Glenn E. Shaffer at (410) 887-3880.

Sincerely,

*J. James Dieker*  
J. James Dieker, Director

JJD/GES/um

Enclosures

c: Ms. Lisa A. Hoerger, CBCA Commission  
Ms. Patricia M. Farr

I/WE HAVE READ AND AGREE TO IMPLEMENT THE ABOVE REQUIREMENTS TO BRING MY/OUR PROPERTY INTO COMPLIANCE WITH CHESAPEAKE BAY CRITICAL AREA REGULATIONS.

Signature \_\_\_\_\_ Date \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCE MANAGEMENT  
NOTICE OF GRANTING OF VARIANCE

ADDRESS: 6912 North River Drive

LEGAL OWNER: Joseph and Marlene McGraw

The Baltimore County Department of Environmental Protection and Resource Management, pursuant to Section 26-445(c) of the Baltimore County Code, hereby gives notice that a variance from Section 26-449 of the Code, Chesapeake Bay Critical Area Requirements, will be granted for the purpose of constructing an addition to an existing house within the 100 foot tidal buffer on the above referenced property. Any person or persons, jointly or severally, or any taxpayer aggrieved or feeling aggrieved by this decision, may appeal to the Baltimore County Board of Appeals within forty-five (45) days from the date of this notice. Appeals must be made in writing, stating the reason for appeal, and must be mailed to Environmental Impact Review, Baltimore County Department of Environmental Protection and Resource Management, 401 Bosley Avenue, Suite 416, Towson, Maryland 21204. All appeals must be accompanied by a check for \$75.00 payable to Baltimore County Government.

MCGRAW/DEPRM/HQCBCA

TIME: 10:04:11 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 07/13/95  
DATE: 07/19/95 APPROVALS DETAIL SCREEN PRM 15:01:07

PERMIT #: B240068 PASSWORD: \_\_\_\_\_  
AGENCY DATE CODE COMMENTS  
BLD PLAN 07/03/95 10 ALR-1ST 05 7/3-SUBST IMPRVHT-TRY VAR. OF 1' REQHT  
ZONING 06/29/95 01 JLL/VLC  
PUB SEKV 07/10/95 20 RT/LCS/FLOOD ZONE A  
ENVRHMT 07/12/95 01 ANE/CBCA-7/12RL  
PERMITS

01 THRU 09 INDICATES AN \*APPROVAL\* \*\* 10 THRU 99 INDICATES A \*DISAPPROVAL\*

ENTER - NEXT APPROVAL PF4 - ISSUE PERMIT PF9 - SAVE  
CLEAR - MENU

Baltimore County Government  
Department of Permits and Licenses



111 West Chesapeake Avenue  
Towson, MD 21204

887-3610

"05"

July 13, 1995

RESPOND TO: 887-3987  
887-3985

Joseph McGraw, Jr.  
6912 North River Drive  
Baltimore, MD 21220

Re: PERMIT: B240068/MRFP  
DISTRICT:15  
PRECINCT:06  
LOCATION:6912 North River Dr.-ve.

L. RETTEW - "05" COMMENTS - PLANS REVIEW-PHONE -887-3987-887-3985

THE FOLLOWING COMMENTS REQUIRE REVISED PLANS, OR, WHEN PERMISSIBLE, A LETTER FROM THE DESIGNER OF RECORD INDICATING HOW THE PROBLEMS WILL BE CORRECTED. PLANS OR LETTERS SHALL BE SENT TO THIS OFFICE: " BUILDING PLANS REVIEW DIVISION/PERMITS AND LICENSES, FROM 120, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21204. COMMENTS FROM OTHER DEPARTMENTS OR AGENCIES SHALL BE RESOLVED DIRECTLY WITH THOSE DEPARTMENTS OR AGENCIES. THANK YOU.

1. Thank you for your revised plans and information. The concept of "substantial improvement" is that the value of the house will be increased by at least 50%. Therefore, while the materials cost is less than 50% of the house value, the equivalent cost of labor must also be considered, as well as the fact that the proposed work is more than twice the square footage of the existing house. However, since the existing first floor is above the 100 year flood plain, yet not the one foot above required by County Codes, we suggest that you contact Zoning above a variance to waive the extra one foot elevation requirement for the existing first floor as well as the proposed first floor. During my absence, you can contact John Reisinger, Buildings Engineer, at 887-3610.

THIS REVIEW COVERS ONLY MAJOR CODE REQUIREMENTS. THE LAW REQUIRES COMPLIANCE WITH ALL CODE PROVISIONS, WHETHER POINTED OUT BY THE REVIEW OR NOT.

cc:Plans Review, Inspection  
Folder, File,  
Owner: same as above  
Filer: same as above

Revised: 5/89

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
6912 North River Drive, N/S North River \* ZONING COMMISSIONER  
15th Election District, 5th Councilmanic \* OF BALTIMORE COUNTY  
Joseph W. and Marlene R. McGraw, Jr. \* CASE NO. 96-22-SPH  
Petitioners. \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of August, 1995, a copy of the foregoing Entry of Appearance was mailed to Joseph W. and Marlene R. McGraw, Jr., 6912 North River Drive, Baltimore, MD 21220, Petitioners.

*Peter Max Zimmerman*  
PETER MAX ZIMMERMAN

*Carole S. Demilio*  
CAROLE S. DEMILIO  
DEPT. OF PERMITS & LICENSES  
OF BALTIMORE COUNTY



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS  
JOSEPH V. MCGRAW JR. 6712 North River Dr.

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 6712 North River Drive see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: HAREWOOD PARK 76-22-SFH

Plat Book # 7, folio # 131, lot # 1A, section # 1A

OWNER: JOSEPH V. MCGRAW JR. & MARLENE R. MCGRAW

BIRD RIVER

EASTERLY 28.76'

18120.4 Sq. Ft.  
0.434 Acres

EXISTING 1ST FL. ELEV. 10.35'

PROPOSED GARAGE 1ST FL. ELEV. 10.35'

LOT 10

184.25'

57.64' 30" W

100'

North River Drive (30' W)

20' W. HALL

Water & Sewer in North River Drive & YALE ROAD

NOTE: THIS PROPERTY IS NOT A LOT ON THE PLAT OF HAREWOOD PARK (77/131)

North

date: 7/1/75

prepared by: JOSEPH V. MCGRAW JR. Scale of Drawing: 1" = 50'

BIRD RIVER

SUBJECT SITE

YALE ROAD

HAREWOOD PARK

VICINITY MAP scale: 1" = 1000'

LOCATION INFORMATION

Election District: 15TH

Councilmanic District: 5TH

1" = 200' scale map: N.E. 8-L

Zoning: D.R. S-15

Lot size: 0.434 acres 18,730.4 square feet

SEWER: ☒ private

WATER: ☒ private

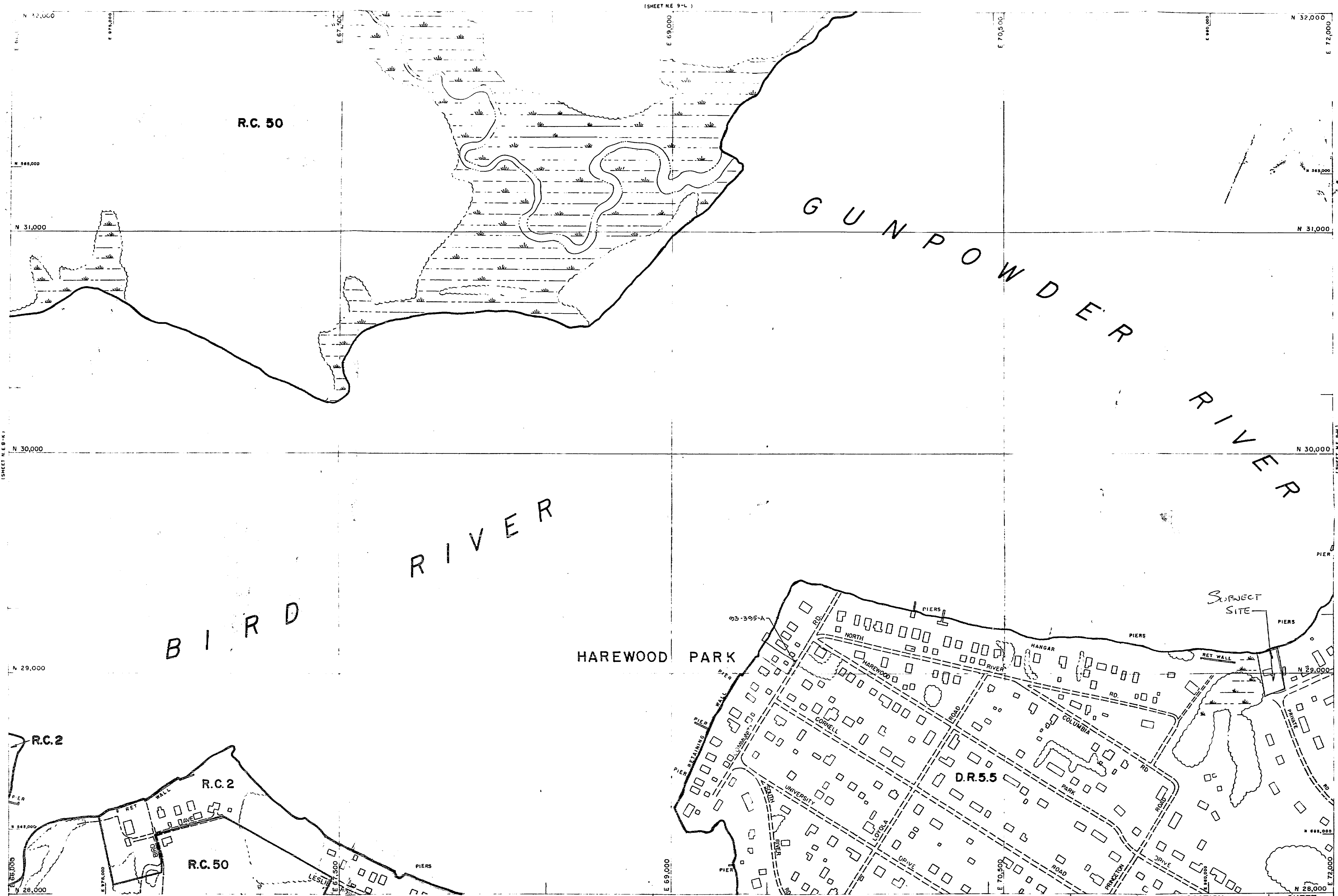
Chesapeake Bay Critical Area: ☒ private

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: RT. 19 ITEM #: CASE #:





MM - SW  
MM - NW

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 15, 1992

*William A. Howard*  
Chairman, County Council

SCALE  
1" = 200'±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1988

LOCATION  
HAREWOOD  
PARK

SHEET  
N. E.  
8 - L  
ITEM# 19

96-22-SFH